



HOUSING NEEDS ANALYSIS PROJECT ADVISORY COMMITTEE
March 14, 2019
Permit Center Conference Room, Newberg City Hall
414 E First Street

Chair Walker called the meeting to order at 3:03 pm.

ROLL CALL

Members present:	Curt Walker, Chair	Jessica Cain, Vice Chair
	Charlie Harris	Jack Kriz
	Todd Engle	Angela Carnahan (DLCD Rep)
	Sam Espindola	Corey Zielsdorf

Members absent: Chuck Sabin, Yanira Vera, Stephanie Findley, Rick Rogers, Mike Corey (Council Liaison), Gregg Koskela

Staff present: Keshia Owens (Assistant Planner), Doug Rux (Community Development Director), Kaaren Hoffman (City Engineer)

Consultants: Bob Parker (EcoNW)

PUBLIC COMMENTS

None.

INTRODUCTIONS

Members provided brief introductions about themselves.

HOUSING MIX

Consultant Parker said that the first half of the meeting would focus on getting recommendations from the PAC on housing mix, density, and redevelopment assumptions, while the second half would focus on housing policy. He pointed out that EcoNW modeled three scenarios of housing mix that have an increasing percentage of multifamily housing.

Consultant Parker presented information showing the aggregate future housing mix based on 2040 population forecasts. He explained that the City is planning for new needed housing and when these scenarios are added to the existing housing stock, they don't change the mix that quickly because it's building off of a case of about 8,000 units. He added that aggregate density was modeled based off of

assumptions using building permit data to develop a sense of what would achieve density for Newberg. He also noted that Newberg's achieved density of 7.4 is the main thing to look at because it is higher than cities of similar size.

Vice Chair Cain and member Harris asked for clarification on achieved density and consultant Parker said that density is by unit type and not by zone. He added that the City is required to plan for needed housing types and single-family can include several different types of housing.

Consultant Parker explained that in the draft HNA the PAC looked at demographics, household size, affordability, and demand based on income type. He noted data shows us that higher incomes live in single-family homes, but much isn't available to those who make less than 50% of the median family income. He also explained that this shows us that the community has a need for multifamily housing and said that the PAC should look at which scenarios works best for Newberg.

Member Zielsdorf asked how much economic data is included when forecasting on a local area.

Consultant Parker explained data from Portland State University is used for population forecast and noted a majority of people come in to Newberg from someplace else.

Member Carnahan said income distribution from existing and future households is also included because the PAC is looking at what people can afford and projecting that.

Member Engle said that it would be better to error on the side of needed multifamily housing because people can be a part of the community and wait for a bigger unit, but people can't move into a big place and wait for something they can afford.

Chair Walker said the city deals with affordability with a very low percentage of attached housing. He explained attached housing needs to be designed and developed, as that gives people opportunities to buy a larger home in the future.

CDD Rux said that with these things in mind he would like the PAC to develop recommendations on what the city should strive for.

After PAC discussion, member Harris moved to pursue Scenario 3 (60/8/32). Member Zielsdorf seconded. Motion passed 7 to 1 with Vice Chair Cain voting nay.

REDEVELOPMENT ASSUMPTION

Consultant Parker said that cities need to account for redevelopment that's likely to occur during the planning period. He explained that EconNW used a simplistic measure and looked at lots designated for higher density, but redevelopment activity hasn't happened yet.

Member Engle asked if Friendsview is a part of the redevelopment assumption.

CDD Rux explained that institutional zones don't count. He added that some properties have been designated for redevelopment potential since 1981, but the market has not responded and the properties have not been purchased.

Consultant Parker went on to explain that the analysis showed the City would see 600 units of redevelopment.

The PAC discussed how many properties have actually been redeveloped and recommended 100 units of redevelopment.

The PAC agreed with the City's recommendation of 100 units of redevelopment in the HNA.

HOUSING STRATEGY

Housing Strategy includes:

- Addresses housing needs and goals
- Considers and prioritizes actions
- Provides direction over the planning horizon
- Should be focused and realistic

STRATEGIC PRIORITIES

Member Harris suggested keeping redesignate/rezone land for housing in terms of UGB/UR, as there is an abundance of land zoned LDR and the city could work to redesignate these lands to MDR and HDR in time.

CDD Rux said that there is a tool in place to ensure that future development meets lots size and development standards, so it may not be necessary to ask for comprehensive plan change in the UGB/UR.

Member Harris moved to increase land available for housing, as there will need to be land increases in the future. Motion was not seconded and did not pass.

The PAC agreed to the following Strategic Priorities:

Land use regulatory changes

- Mandate maximum lot sizes
- Set minimum residential density standards
- Allow clustered residential development
- Density Bonuses

Increase the types of housing

- Allow duplexes and tri/quadplexes in single family zones
- Allow small or "tiny" homes

Lowering development or operational costs

- Vertical housing property tax abatement

- Affordable housing property tax abatement

Funding sources to support residential development

- Urban Renewal/TIF
- Construction Excise Tax

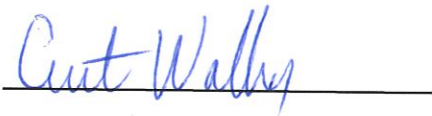
The PAC added the following funding sources:

- SDC Waivers/Bonds
- General bonds under measure 102

ADJOURNMENT

Chair Walker adjourned the meeting at 5:09 pm.

Approved by the HNA Project Advisory Committee this May 15, 2019.



Curt Walker, Chair



Keshia Owens, Assistant Planner